

**Village of Cold Spring
Historic District Review Board
85 Main Street, Cold Spring, New York 10516**

**Regular Monthly Meeting
09/09/15**

Members present: Chair Al Zgolinski; Vice Chair Kathleen E. Foley; Members: Carolyn Bachan and Peter Downey

Chairman A. Zgolinski called the meeting to order at 8:04pm.

1. Board Business:

Village of Cold Spring, 1A West Street, Nationally Registered Area, Fence and Utility Enclosure

The Applicant was represented by Gregory Phillips, Water & Sewer Superintendent. Mr. Phillips proposed a 6 foot wooden fence and gate to enclose pump and electrical equipment on Market and New Streets, and replace a fence and gate along West Street to match the existing fence in that location. K. Foley moved to accept the application as presented and C. Bachan seconded the motion. The motion was unanimously approved.

2. Signs:

a. Zakkaya LLC, 103-105 Main St. (sign)

The Applicant was represented by Debra Nairn. Ms. Nairn proposed a wooden sign with vinyl lettering for each entity within the building. The applicant proposed to drill mounts for each sign directly into the mortar. To limit damage to the mortar and the potential for water incursion, the board instead recommended the attachment of furring strips to which the signs could be attached. K. Foley moved to approve the application as amended and C. Bachan seconded the motion. The motion was unanimously approved.

3. Old Business:

b. Chapel Restoration, 45 Market St. (railing)

The Applicant was represented by Michael Armstrong. Mr. Armstrong presented a 72 foot long handrail which would go from the sidewalk to the Chapel entrance, along a stone pathway. It will be a 2 inch tubular painted steel railing with holes drilled about every 3 inches to allow light to emanate from an internal LED strip. P. Downey moved to approve the application as presented and C. Bachan seconded the motion. The motion was approved unanimously.

c. Jennifer Simard, 8 Furnace St. (gutters)

The applicant proposed to amend a previously approved application for gutters, requesting to use half-round copper or galvanized gutters and leaders rather than the k-gutters currently installed. The Board noted they will accept either galvanized or copper. K. Foley moved to approve the application as presented and P. Downey seconded the motion. It was approved unanimously.

d. Sean Kearney, 24 Paulding Ave.

Mr. Kearney proposed the following:

1. A copper chimney cap-
2. Shingles for the lower roof – in-kind replacement of asphalt
3. Stairs – restoration from historic photograph; a discussion ensued over the use of pressured treated risers; the board informed the applicant that pressure treated elements would need to be wrapped in natural wood. The Board requested a drawing of the proposed stairs, after the applicant consults with the building inspector regarding the need for handrails
4. Doors – matching the previously removed historic door with a wooden replacement; installing a glass French door in the dining room that will look like the extant windows in that room.

The board voted on all items except the stairs. C. Bachan moved to approve the application as discussed and F. Foley seconded the motion. The motion was approved unanimously.

4. New Business:

a. Jeanne Sison, 207 Main St., Nationally-listed Area; fences and retaining walls

The applicant is proposing new retaining walls and fences to enclose an newly-installed in-ground pool. More information is needed on the materials and construction of these elements, and was asked to return to the HDRB on August 23rd with final drawings. The Applicant was told to bring detailed drawings as well as cut sheets for materials.

b. Michelle Sarlo, 147-149 Main St.; Nationally-listed area; new siding

The Applicant proposed to take down vinyl siding on the east and west facades, but after having been told by the building inspector that this is not allowable in the nationally-listed area of the District, asked for time to reconsider her application. A revised application will be heard on September 23, 2015.

c. John Villette, 20 Hickory Ridge for property at 15 Wall St.; Nationally-listed area; repairing fire-damaged portions of structure

At the request of the Village Attorney, this item was removed from the HDRB agenda pending clarification of legal matters.

5. Board Business:

- The board gave edits to a memo to Bill Hurst regarding the Ordinance review; K. Foley will revise and submit the memo.
- The Board reviewed the proposed Tilly contract and proposed edits. Chairman Zgolinski revise and forward to the Board of Trustees and Village Attorney.
- C. Bachan commented on an article in the PCNR, which reported that the HDRB had sent a letter of support to related to a fence application on Parrott Street; no such letter was prepared by the HDRB.
- Scenic Hudson – The Board will ask scenic Hudson make a presentation to the HDRB for their subdivision application for the Kemble/Campbell property.
- The Board would like to be updated by the owner of the Grove to discuss his progress of the restoration of the building; C. Bachan will approach the owner.
- A regular meeting was scheduled for September 23 2015 at 7:30 P.M. to interview candidates for membership on the Board and to review 207 and 147-149 Main Street.

6. Minutes:

The minutes of August 12, 2015 and August 19, 2015 were tabled until the September 23, 2015 meeting.

P. Downey moved to adjourn the meeting and C. Bachan seconded the motion. The meeting adjourned at 9:55 P.M.

Al Zgolinski, Chair

Date